

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO
HOUSING INVENTORY

1986



San Francis Place (410 units)

Prepared by the San Francisco Department of City Planning

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EXECUTIVE SUMMARY 1986

COMPLETIONS/ NET GAIN

With the completion of 1,507 new legal housing units in 1986, housing construction in San Francisco has continued to increase. After deducting 215 units for legal demolitions, conversions, and mergers, there was a net increase of 1,292 legal units to the City's 1985 housing stock of 321,050 units. 1986 was another active year for units completed and net additions to the housing stock.

UNITS AUTHORIZED FOR CONSTRUCTION

Units authorized for construction rose from 1,479 units in 1985 to 2,037 units in 1986. This was the highest volume in units authorized for construction since the peak periods previously reached in 1978 and 1973.

HOUSING CHARACTERISTICS

A few large multi-unit projects continued to account for the great majority of the units completed annually. Total production depends on a small number of projects. Thirty projects contained 69% of the units completed. Two and three unit buildings contained 20% of the units completed, and 172 single family units accounted for 11% of the annual total.

DEMOLITIONS

Legal residential demolitions increased from 105 units in 1985 to 173 in 1986. This is an increase of 16% over an annual average of 150 unit per year since 1980. Demolition of single family housing comprised 73% of the 173 units demolished. Sixty six percent (66%) of all units demolished occurred in the Richmond and Sunset Districts.

CONVERSIONS

Legal residential conversions permitted in 1986 accounted for a loss of 38 housing units. Units merged into larger units caused an additional loss of 20 units. There were 16 units gained from the conversions of commercial to residential use.

PUBLIC SECTOR

Public sector activity significantly contributed to the increase in housing production in 1986. A total of 886 units (58% of the annual total) were completed with assistance from San Francisco Redevelopment Agency, the Mayor's Office of Housing and Economic Development, or nonprofit housing development corporations. While these projects included market rate housing, approximately 425 units or 28% of the annual total were for low-and moderate income households.

TENURE

Housing production in San Francisco would have been significantly lower without public intervention. Public sector activity has produced about 2,300 units low-and moderate income units out of a total of 7,614 new units constructed since 1980.

More than 50% of the units completed in 1986 were for rental occupancy. That is about 800 rental units (53%) out of an annual total of 1507 units. This was a major increase in rental housing construction, resulting largely from the completion of 410 units at St. Francis Place, 130 units at Army and Folsom, and nonprofit housing which totaled 263 units.

New condominium construction accounted for 250 units, 16% of the annual total. Single family owner occupancy accounted for 172 units (11%) and the balance of 275 units were a mix of ownership and rental units.

In 1986 there were 50 condominium conversion applications for a total of 119 units. Approximately 226 condominium conversions were recorded in 1986 from applications which carried over from previous years. Both units applied for and units recorded annually by DPW Bureau of Engineering have decreased since 1980.

DISTRICT FINDINGS

The five districts which gained the most units in 1986 were the South of Market, the Mission, the Richmond, the Northeast, and Downtown. These districts accounted for 72% of the units completed in 1986.

REGIONAL TRENDS

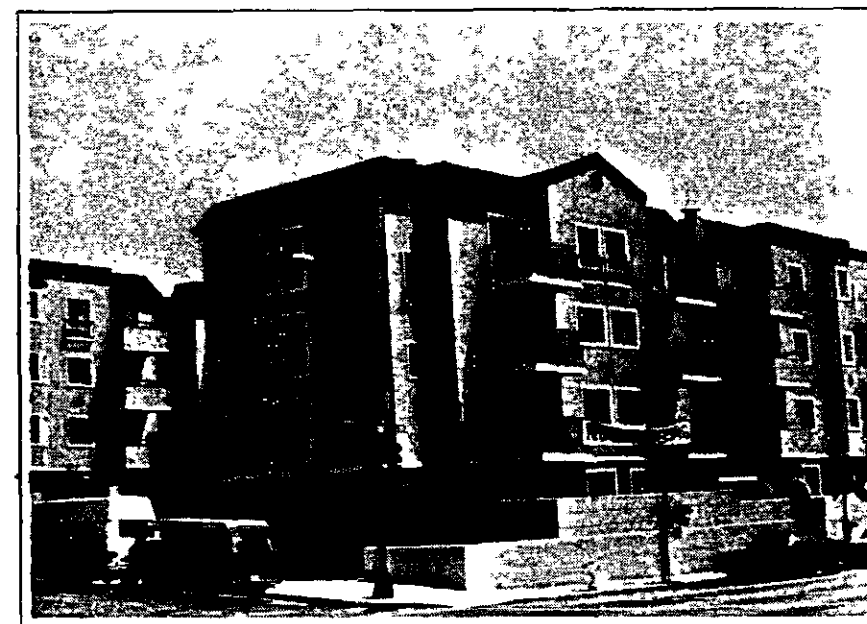
Housing units authorized for construction in the Bay Area continued to increase to the highest level since the previous peak in 1977. Housing units authorized for construction increased to 45,702 units in 1986 from 40,502 in 1985, a 13% increase.

Alameda, Contra Costa, and Santa Clara counties accounted for 66% of the units authorized for construction in the 9 county Bay Area.

Part I. FINDINGS



1945 Washington Street (42 units)



Mission Park at Folsom and Army (130 units)

A. INTRODUCTION

The Housing Inventory Report tracks changes to San Francisco's legal housing stock, primarily resulting from new construction and demolition of residential units. Illegal conversions for residential to non-residential use and illegal creation of units are accounted for only through the decennial census. This is the 18th annual report of a series started in 1960.

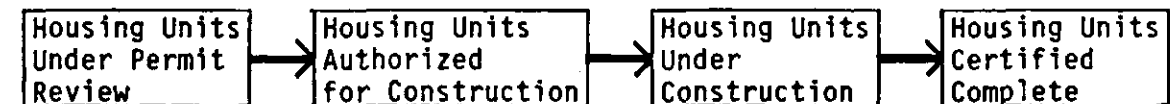
This report can be used for monitoring legal changes in the housing stock, determining housing trends, and evaluating housing policies and market trends.

This year's report contains new information on the completion of low-and moderate income housing, rental condominium conversions, and legal conversions to non-residential use.

The report focuses on units certified complete in the calendar year. Units certified complete are housing units in projects which obtained a final certificate of completion from the Department of Public Works' Bureau of Building Inspection. Completed projects are detailed by unit size, tenure condominium or rental, and whether the units resulted from public and private sector activity. District changes, and city and regional trends are also examined.

Information is also provided on the volume of units authorized for construction, of units in major projects under City Planning review, and units in major projects under construction in order to better assess overall housing production during this period.

HOUSING PRODUCTION



This year's findings are summarized in Part I and detailed data tables are contained in Part II. The reported data are aggregated by census tracts, district areas, citywide totals, and Bay Area County totals. Major projects are identified in the summary section.

The data compiled are from city records and includes the Department of Public Works Bureau of Building Inspection, Central Permit Bureau, Division of Apartments and Hotel Inspection, Department of City Planning, City Assessors and Condominium Subdivision Office, San Francisco Redevelopment Agency, Mayor's Office of Housing and Economic Development, Security Pacific Bank California Construction Trends Report, and the U.S. Department of Commerce Bureau of the Census statistic reports. To the extent possible the data have been cross-referenced and verified.

The Housing Inventory Report for 1986 and previous years are available to the public at the Main Library Government Documents Section and at the Zoning Information Counter at the Department of City Planning, 450 McAllister Street, San Francisco.

HOUSING TRENDS - 1970 TO 1986

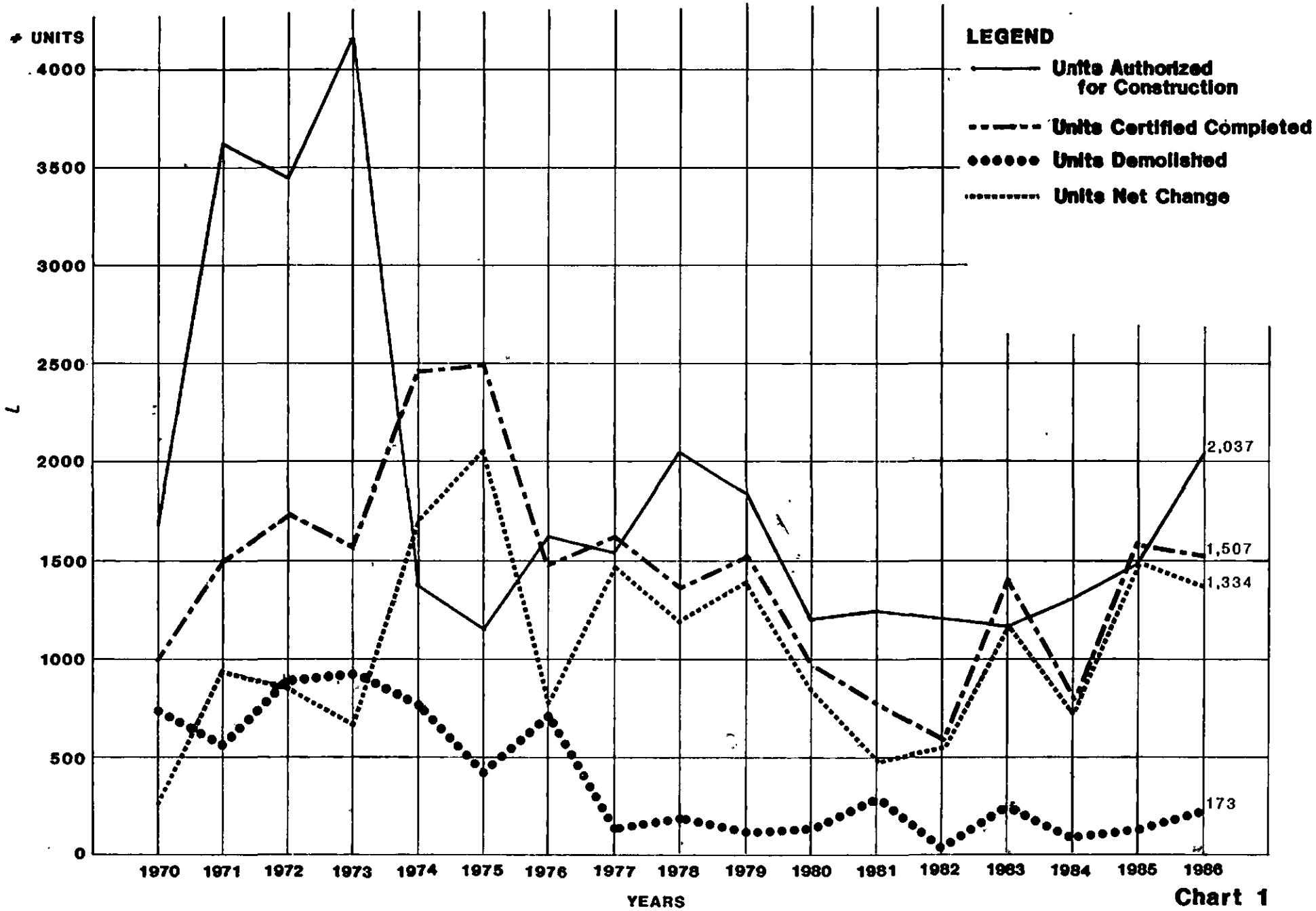


Chart 1

B. HOUSING TRENDS

Table 1 on this page and Chart 1 on the previous page provide a summary of housing trends since 1970 for residential new construction, demolition, legal conversions and net change to the housing stock.

TABLE 1. Housing Unit Trends Totals - 1970-1986

Years	Units Authorized for Const.	Units Certified Complete	Housing Units Demolished	*Units Authorized for non- Residential Conversion	Annual** Net Change
1986	2,037	1,507	173	38	1,296
1985	1,479	1,568	105	36	1,427
1984	1,313	790	79	33	768
1983	1,167	1,400	233	2	1,165
1982	1,215	589	42	10	537
1981	1,242	780	288	18	474
1980	1,202	980	128	4	843
1979	1,833	1,516	114	18	1,384
1978	2,045	1,375	174	2	1,199
1977	1,536	1,616	136	0	1,480
1976	1,142	1,480	707	5	768
1975	1,386	2,495	439	NA	2,056
1974	4,150	2,454	774	NA	1,680
1973	3,439	1,578	925	NA	653
1972	3,614	1,713	869	NA	850
1971	1,671	1,497	557	NA	940
1970	99	99	730	NA	260
TOTAL	27,814	24,411	6,467	166	17,895

TOTAL HOUSING UNITS COMPLETED SINCE 1980: 7,614
 TOTAL HOUSING UNITS COMPLETED SINCE 1970: 24,411
 TOTAL HOUSING STOCK IN 1986:*** 322,342

* This column accounts for authorized conversion of residential units to commercial or institutional use. It does not account for illegal conversions, mergers, commercial to residential conversions, residential hotel conversions or condominium conversions.

** This column does not account for illegal secondary units or illegal conversions. Units demolished and units converted are discounted from the annual total of new units constructed.

*** The housing stock total is based on 1980 Census which includes both legal and illegal units constructed which includes both legal and illegal units plus net gain of legal units to 1986

C. HOUSING PRODUCTION VOLUME - 1986

Housing production volume is assessed in terms of units certified complete, units under construction, units authorized for construction, and units under permit review.

1. Units Certified Complete. San Francisco Department of Public Works Central Permit Bureau certified 1,507 housing units as complete in 1986. This is about the same housing production level as in 1985 when 1,568 units were certified complete. Since 1980, 7,611 units have been certified completed. Approximately 70 percent of these units were completed after 1983. The annual rate of completions has increased from a low of 580 units in 1982 to a high of 1,568 units in 1986. This is a major increase in annual housing completions comparable to the 1978 peak level. (See Chart 1)

Large multi-unit residential projects with more than 20 units accounted for 60 percent of the total units certified complete in 1986. Major projects certified complete included 410 units at San Francis Place, 130 units at Mission Park, 100 units at 54 McAllister, 50 units at 90 Bartlett, 42 units at 1945 Washington, 36 units at Hyde Street, and 24 units at 159 Jackson Street.

2. Units Under Construction. A number of large projects were mostly completed but not yet certified as complete in 1986. These projects included: 304 units at 2000 Post, 245 units at 1200 Van Ness, 200 units at 870 O'Farrell, 89 units at 440 Turk, 47 units at 1700 California, 45 units at 33 Bush, and 18 units at Chestnut Court for a total of 948 units.

An additional 1,324 units in major projects started construction in 1986. These projects included: 316 units at 66 Howard, 128 units at 200 Lombard, 76 units at 111 Chestnut, 127 units at 747 Post, 560 units at 198 Brannan, 48 units at 655 Powell, and 69 units at 1500 Sutter. It is estimated that about 2,500 units were under construction in 1986, including 1,156 units which are in the Rincon Point and South Beach Areas.

The San Francisco Redevelopment Agency started or facilitated construction of 2,030 units in 1986.

3. Units Authorized for Construction. San Francisco's Central Permit Bureau authorized 2,037 residential units for construction in 1986. This was a 38% increase from the 1,479 units authorized for construction in 1985 and the highest annual rate since 2,045 units were authorized in 1978.

Major projects (20 or more units) authorized for construction in 1986 included: 560 units at Bayshore Village, 190 units at 337 Folsom, 127 units at 747 Post, 85 units at 350 Steuart, 81 units at 2040 Franklin, 48 units at 655 Powell, 47 units at 2155 Moscow, 40 units at 250 Taylor Street, 24 units at 85 Ora Way, 22 units at 110 Broderick, 20 units at 2323 Van Ness and 20 units at 575 Cole Street. These projects totaled 1,309 units.

Other major projects approved by the Department of City Planning but not yet authorized for construction in 1986 by BBI included: 200 units at Balboa Park Reservoir, 180 units at 701 Frederick, 132 units at 23rd Street and Rhode Island, 63 units at Jerrold Avenue, 49 units at 665 Bush, and 33 units at 4150 17th Street. These projects totalled 657 units.

4. Units Under Review. Units under review by the Department of City Planning continued at relatively high levels with approximately 1,400 housing units in major projects under formal permit review as of March 1987. This is in addition to a 1,999 units proposed at 8th and Market. Approximately 500 additional units in major projects were under informal review as of March 1987. (These are projects being discussed with the Department by sponsors prior to formal application.)

San Francisco Redevelopment Agency reported 3,600 units in planning and pre-construction stage as of January 1987. These included 1,316 units in the Western Addition, 1,344 units in the Rincon Point-South Beach areas, and 557 units in the Yerba Buena Center Area.

D. HOUSING CHARACTERISTICS

1. Building Types. A few large multi-unit projects continue to account for the great majority of the units completed annually. Ten projects contained 60% of the units completed in projects with 20 or more units. There were a total of 330 residential projects with 1507 units completed in 1986: 30 projects contained 69 percent of the units completed, 128 buildings contained 20 percent of the units in 2 to 3 unit size buildings, and the remaining 172 single family units accounted for the remaining 11 percent of the total units.

Citywide trends in residential building types from 1975 to 1986 are contained in Chart 2 and Table 2 of page 11. Data Tables 1, 3, 6, 13, and 15 in Part II of the report contain building type information for Citywide, District, and Bay Area county totals.

2. Unit Sizes. In a reversal from previous years, the number of larger units with 2 and 3 bedroom units has increased. 5% were studios 20% were 1 bedroom, 47% of the units were 2 bedrooms, 20% were 3 bedrooms, and 5% were four or more bedroom units. Two or more bedroom units accounted for 72% of the units compared to 26% for one bedroom and studios units. (See Data Tables 4 and 16).

CHART 2. Annual New Housing Construction by Building Types 1975 to 1986

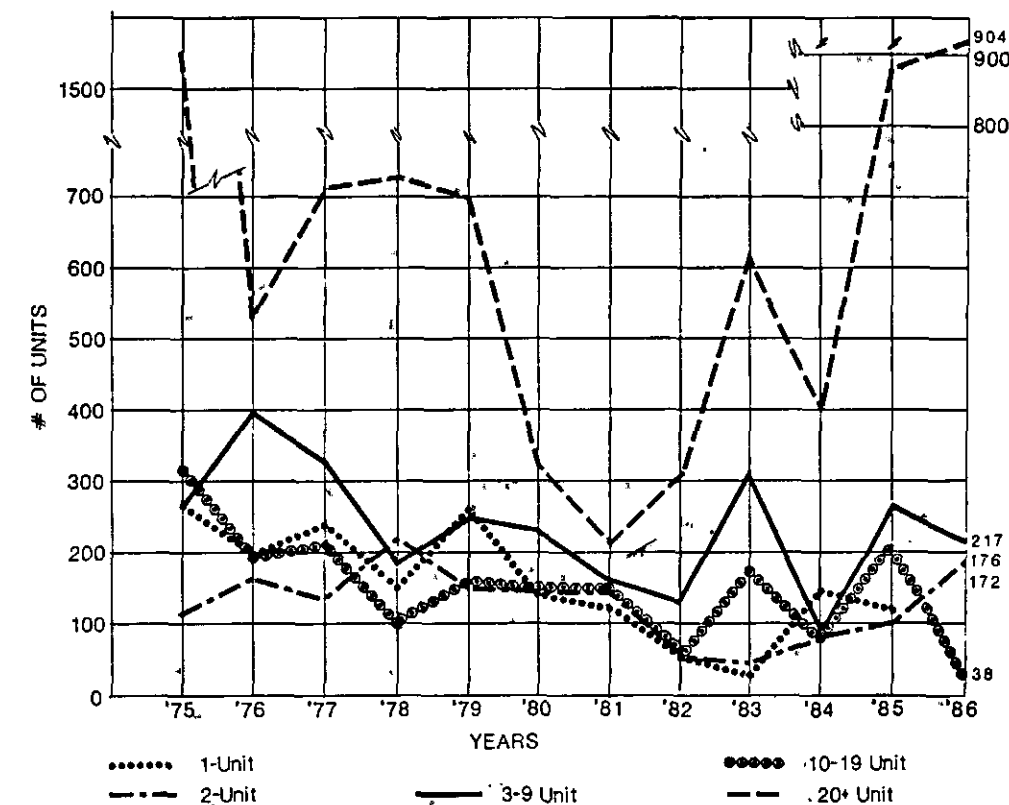


Table 2: Housing Construction by Building types - 1975 to 1986

Years	Total	1-Unit	2-Unit	3-9 Unit	10-19 Unit	20+ Unit
1986	1507	172	176	217	38	904
1985	1568	123	100	260	206	879
1984	790	144	76	92	77	401
1983	1,400	91	64	344	201	700
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
1979	1,516	260	150	250	158	698
1978	1,375	150	216	183	100	726
1977	1,616	239	134	324	209	710
1976	1,480	196	162	393	197	531
1975	2,495	264	110	266	314	1541
TOTAL	16,106	1,892	1,368	2,812	1,814	7,834

E. PUBLIC SECTOR ACTIVITY

Public sector housing activity refers to projects and housing units completed by San Francisco Redevelopment Agency, San Francisco Housing Authority, non-profit housing organizations or other private sponsors. Using public funds provided by the Mayor's Office of Housing and Economic Development (MOHED). Public sector projects may include market rate and low-and moderate income units.

Fifty-eight percent (58%) or 886 units of the 1,507 unit completed in 1986 resulted from public sector activity. Thirty percent (30%) of the units were Redevelopment Agency projects, 15% were non profit sponsored projects, and 13% were other MOHED assisted projects. See data Table 5).

Thirty-one percent (31%) or 476 units of the units completed in 1986 were low-and moderate income rental units. The balance were market rate units.

Funding for the low-and moderate income units completed included Community Development Block Grant (CDBG), California Housing Finance Agency (CHFA), California Rental Housing Construction Program (RHCP), San Francisco Mortgage Revenue Bond Program (City Bond), and Office Affordable Housing Production Program (OAHPP).

Of the 7,614 units completed since 1980, approximately 2,300 (30%) were for low-and moderate income households. Of these low-and moderate income units 66% were rental, 23% were coops, and the balance were for single family owner occupancy.

Non-profit Housing Development Corporations accounted for the completion of approximately 1,300 low-and moderate income units between 1980 and 1986. That is about 17% of all the units completed during this period and more than half (56%) of the 2,300 low-and moderate income units completed since 1980.

San Francisco Redevelopment Agency accounted for the completion of 6,331 low-and moderate income units from a total of 17,457 units completed since 1963. Of the 1,405 units presently under construction in San Francisco Redevelopment Areas, 34 percent are low-and moderate income housing units. An additional 3,608 housing units are planned or in pre-construction stage of which 615 units (17%) are for low-and moderate income households. (See San Francisco Redevelopment Program 1987 Fact Book for more detailed figures).

F. TENURE - Rental and Condominium Units

This section reports on new rental and condominium units and condominium conversions.

1. Rental Units. Of the 1,507 units completed in 1986, approximately 800 (53%) were new rental units. This is a major increase in new rental housing resulting largely from the completion of 410 units at St. Frances Place, 130 units at Kearny and Folsom, and nonprofit new housing construction in the Mission and North of Market which totaled 263 units. These rental projects included nonprofit low-and moderate income units and market rate units, with a broad mix of family, single and elderly units. In 1985 most of the 600 rental units completed were for elderly occupancy.

2. Owner Occupied Units. Of the 1,507 units completed in 1986, 250 units were condominiums, 172 units were single family, and 275 units were a mix of owner with rental units, and 800 units were rental as stated above.

The number of condominium units reported is generally greater than accounted in the reporting year because new projects may apply for condominium subdivision in future years and because new rental projects such as St. Francis Place may subsequently convert to condominium ownership. Conversely, new condominium projects may be rented initially before they are sold and they may again be rented after they are sold. These types of tenure changes are not accounted in the this report.

NEW CONDOMINIUM UNITS - 1980 to 1986

Year	Units	Percentage of Annual Total
1986	244	16%
1985	706	45%
1984	243	30%
1983	921	65%
1982	91	15%
1981	564	72%
1980	423	43%

TOTAL 3,192

3. Condominium Conversions. The Department of Public Works Bureau of Engineering recorded 226 units converted from rental to condominium in 1986 and had pending at the end of the year applications for the conversion of 50 buildings with a total of 119 units. The number of units recorded includes projects which had applied prior to the 1983 Condominium Ordinance and the 200 unit annual limit. For conversion there is a one to two years or more lag period between application and recordation. Both units applied for and units recorded have decreased since 1980 as shown in the following table.

CONDOMINIUM CONVERSIONS - 1980 to 1986

<u>Year</u>	<u>Applications</u> (units)	<u>Recordations</u> (units)
1986	119	226
1985	175	294
1984	128	387
1983	267	570
1982	824	478
1981	747	624
1980	989	660
<u>TOTAL</u>	3,249	3,244

G. DEMOLITIONS AND CONVERSIONS

1. Residential Units Demolished. Demolition of residential units increased from 105 units in 1985 to 173 units in 1986. This is an increase of 16% over an annual average of 150 units per year since 1980.

In 1986, 127 single family units were demolished, consisting of 13 two unit buildings 3 three unit buildings and 1 eleven unit building. Demolition of single family units accounted for 73% of the total. (See Data Table 8).

In addition two residential hotels were demolished which contained 54 guest rooms. These two hotels were in such disrepair they were exempted by the Bureau of Building Inspection from the Residential Hotel Unit Conversion and Demolition Ordinance.

Since 1980 an average of 150 units per year have been demolished for a total of 1,048 units. About 70% of the units demolished are older single family units which generally are replaced at a higher density. Private sector activity accounted for all units demolished.

2. Residential Conversions. In 1986 18 permit applications containing 38 units were approved for conversion to non-residential use and 8 such applications were denied. Most conversions were in buildings with 2 or less units.

Conversions from non-residential use to residential use also occurred. In 1986 16 units were approved for conversion from commercial to residential uses.

The housing stock has gained units from the conversions of non-residential buildings to residential use. In 1983 two hospitals were converted to residential use for a gain of 286 units, and there are a number of major industrial buildings which have been converted to live/work dwelling units since 1980.

Merger of small units into larger units in 1986 accounted for a loss of 20 units. A total of 58 units were lost by mergers and non residential conversions.

Since 1980 only about 150 units have been legally authorized to convert from residential to commercial use. These were units approved for conversion under City Planning discretionary or conditional use review and does not include unauthorized conversions or residential to tourist hotel conversions.

A study conducted by the Department of City Planning in 1981 of apartment conversions in commercial and industrial zones concluded that conversion of approximately 1,000 units had taken place in these districts between 1970 and 1980. No subsequent survey has been conducted by the Department.

Another departmental study concluded that residential hotel units converted to tourist use occurred at a rate of about 1,200 units per year between 1975 and 1980. The Residential Hotel Unit Conversion and Demolition Ordinance adopted in July of 1981 has reduced the loss of residential hotel units. For further information, see the most current annual status report on the operation of the Residential Hotel Ordinance published by the Department of City Planning.

H. HOUSING STOCK

With a net increase of 1,296 legal units in 1986, the housing stock grew to 322,342 from 321,050 in 1985. Since 1980 the housing stock has added 7,614 legal units by new construction and lost 1,189 units through legal demolition or nonresidential conversions, resulting in a net gain of 6,425 units. This is an average net gain of 917 units per year since 1980.

The housing stock total for 1986 is based on the 1980 census which includes both legal and illegal units plus the net gain of legal units to 1986.

The replacement of single family units with multi-unit buildings, in some districts and addition of new projects has increased the housing density in some districts. (See Data Table 13).

I. AFFORDABILITY

Overall changes in housing affordability are complex, difficult to assess and beyond the scope of this report. This year's report focuses on a number of factors affecting the supply side of affordable housing for which data are available. These factors include (1) new construction of market rate and low-and moderate income units, (2) the demolition of older housing units and replacement at higher density, (3) the rehabilitation of units for low-and moderate income households by non profit development organizations, (4) the conversion of rental units to condominiums, (5) trends in residential hotel unit conversions and demolitions, (6) authorized residential to commercial conversions, (7) sample pricing of recently completed market rate and low-and moderate income rental housing projects, and (8) income limits for low-and moderate income housing projects. Other factors affecting the demand side of affordable housing including (1) population, income, employment, and household growth, (2) price increases in rental and for ownership units, and (4) increases in illegal secondary units or conversions are not considered.

This report has determined that 476 units out 1507 units completed in 1986 were low-and moderate income rental units produced by non profit development corporations, and that since 1980 2,300 of the new units completed have been for low-and moderate income households.

Since 1980 the city has enacted a number of ordinances and programs to increase and protect affordable housing units. These include: (1) the rehabilitation activity by non-profits which has preserved a great number of low-and moderate housing income units, (2) the Condominium Conversion Ordinance, (3) the Residential Hotel Unit Conversion and Demolition Ordinance, (4) the Residential Rent Stabilization Ordinance, (5) City Planning Code regulations which prohibit or discourage residential conversions or demolitions, and (6) the Office Affordable Housing Production Program.

1. Affordable Housing Price Ranges. Low-and moderate income units are units affordable to households with incomes which in 1986 were between 80% and 120% of the San Francisco PMSA* median income as determined by the Department of Housing and Urban Development (HUD), and where no more than 30% of the household income is devoted to rental payments. The 1986 income limits for very low to moderate income households are noted in the following page.

* The San Francisco Primary Metropolitan Statistical Area (PMSA) includes San Mateo and Marin County.

HOUSEHOLD RENT AND INCOME LIMITS PER HOUSEHOLD SIZE - 1986

Household Size: (persons)	1	2	3	4
	* Afford- ble Income/Rent	* Afford- ble Income/Rent	* Afford- ble Income/Rent	* Afford- ble Income/Rent
Very Low Income (50%)	\$12,705/\$317	\$14,520/\$363	\$16,335/\$408	\$18,150/\$ 453
Lower Income (80%)	\$20,328/\$508	\$23,232/\$580	\$26,136/\$653	\$29,040/\$ 726
Median Income (100%)	\$25,410/\$635	\$29,040/\$725	\$32,670/\$816	\$36,300/\$ 907
Moderate Income(120%)	\$30,492/\$762	\$34,848/\$871	\$39,204/\$980	\$43,500/\$1,089

* Affordable rent means 30% of income is spent for rent.

San Francisco PMSA median income for a household of four increased from \$36,300 in 1986 to \$39,800 in 1987.

2. Sample Prices of New Rental Projects. The following page lists four projects which exemplify rental prices for newly constructed market rate and affordable units. The first three projects listed are private sector sponsored projects with a mix of market rate and below market rate units which were assisted with public funding. The fourth project is an all low-and moderate income unit project sponsored by a nonprofit development corporation with public funding. The fifth and sixth projects are market rate condominium projects.

MAJOR NEW PROJECTS WITH LOWER INCOME RENTAL UNITS:

Project		Units	Unit Type	Unit Mix	Average Square Footage	Average Unit Rent/Price
1) St. Francis Place	market rate	328	Studio	40	533	\$703
Third and Folsom	rental		1Bd Jr	26	364	\$760
			1 Bed	98	683	\$830
			2 Bed	210	1,071	\$1,300
			3B/2b	2	1,429	\$1,685
			2B/2b	26	1,429	\$1,473
	low/moderate	82	Studio	NA	533	\$530
	rental		1 Bed	NA	695	\$610
			2 Bed	NA	1,071	\$690

Project		Units	Unit Size	Unit Mix	Average Square Footage	Average Unit Rent/Price
2) Mission Park 3200 Army St.	market rate rental	107	2 Bed	107	850	\$835
	low/moderate rental	23	2 Bed	23	NA	\$619
3) Winterland Post at Steiner	market rate rental	244	Studio	28	473	\$785
			1Bd/Jr.	6	523	\$900
			1Bd/Jr.	38	617	\$945
			Penths	6	740	\$1,137
			2 Bed	17	915	\$1,374
	low/moderate rental	60	Studio	NA	473	\$481
			1 Bed	NA	617	\$550
			2 Bed	NA	915	\$619
4) Dorothy Day Community 54 McAllister	low/moderate rental	100	Studio	25	415	\$657
			1 Bed	75	540	\$758
5) Jackson Square 1590 Jackson	market rate (condos)	24	Studio	8	670	\$125,000
			1 Bed	12	900	\$175,000
			2 Bed	8	1,200	\$230,000
6) Park Hill 355 Buena Vista	market rate (condos)	136	Studio	4	630	\$78-133,000
			1 Bed	114	850	\$115-200,000
			2 Bed	18	1,200	\$196-365,000

3. New Construction. New construction added 7,614 units since 1980; 2,300 units (30%) were for low-and moderate income households, and only 1,300 (17%) out of the 7,614 units were rental units.

4. Demolitions. In 1986 there were 173 units demolished and since 1980 there have been 1,048 units lost through private sector residential demolition activity. About 75% of these units were single family units. These units are generally replaced with two units or more for every unit demolished, where permitted by zoning. Complete data are not available on occupancy, costs and condition of units demolished, or the net housing gain resulting from units demolitions and housing price increases.

5. Condominium Conversions. Conversion of rental units to condominium ownership can affect housing affordability but does not result in a loss of housing units. From 1980 to 1986, 3,244 rental units have been converted to condominium occupancy. However, no complete information is available on the number of units purchased by renter occupants, the number of units which might have remained in the moderate income housing stock, or the number of units which have moved out of the affordable housing stock.

Condominium conversions have been greatly reduced since the adoption in December 1982 of amendments to the Condominium Conversion Ordinance which limits conversions to less than 200 units annually and protect low-and moderate income units. Currently, only 119 units applied for conversion in 1986 and only a portion of these units will proceed through the entire review process. Additional information on the implementation of the affordability provisions is contained in a report to the Board of Supervisors dated March 20, 1986.

6. Commercial Conversions. Since 1980 about 150 units have been approved for legal conversion by the Department of City Planning. No information is available regarding the affordability of these units. This does not account for unauthorized conversions during this period. In recent years the city has adopted a number of controls which prohibit or limit residential conversions in industrial and commercial districts.

7. Residential Hotel Units. Conversion and demolition of residential hotel units are controlled by the Residential Hotel Ordinance adopted in July 1981. A report on the operation of the Residential Hotel Ordinance published in November of 1985 by the Department of City Planning and subsequent updates indicate that the ordinance has been largely effecting in limiting the conversion and demolition of residential hotel units. However, many of these units have experienced relatively high rent increases resulting from rapid tenancy turn over and vacancy decontrol rent increases.

The annual Residential Hotel Ordinance status report by the Bureau of Building Inspection for 1987 accounts for 499 buildings containing 18,716 units, with a number of formerly residential status hotels now classified as non-profit and exempt from the ordinance. There were no residential hotel units approved for conversion to tourist or other commercial uses during the 1986 reporting period, but there were 2 buildings with 54 guests rooms that were exempt from the ordinance and demolished.

A number of these residential hotels are currently participating in the City's homeless program. About 1,833 guest rooms in 29 residential hotels have been reserved for the operation of the City's homeless program. These units still retain their residential hotel status although they are now being used by the homeless for 3 to 5 nights at a time.



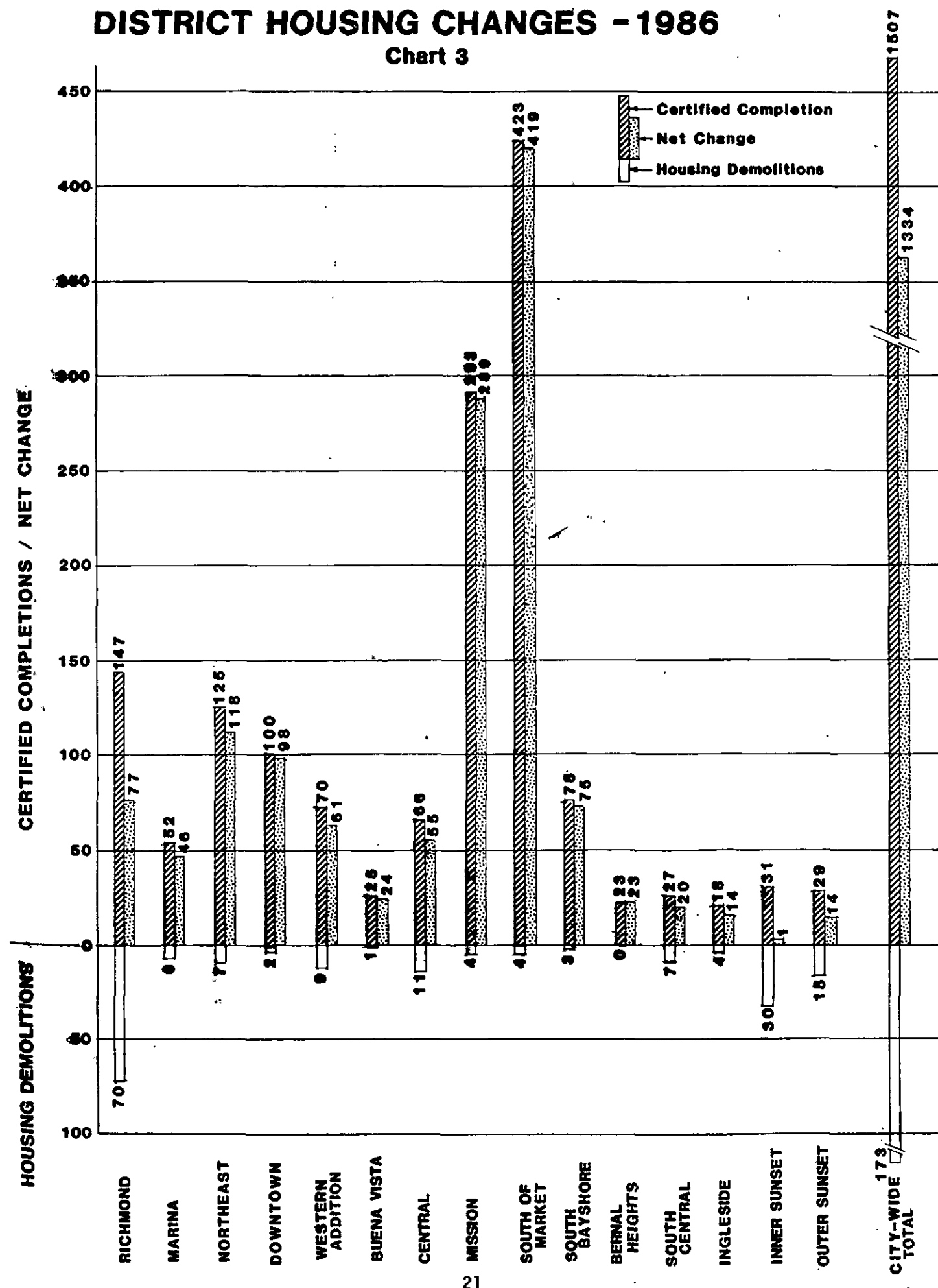
1591 Jackson Street (24 units)
Northeast District

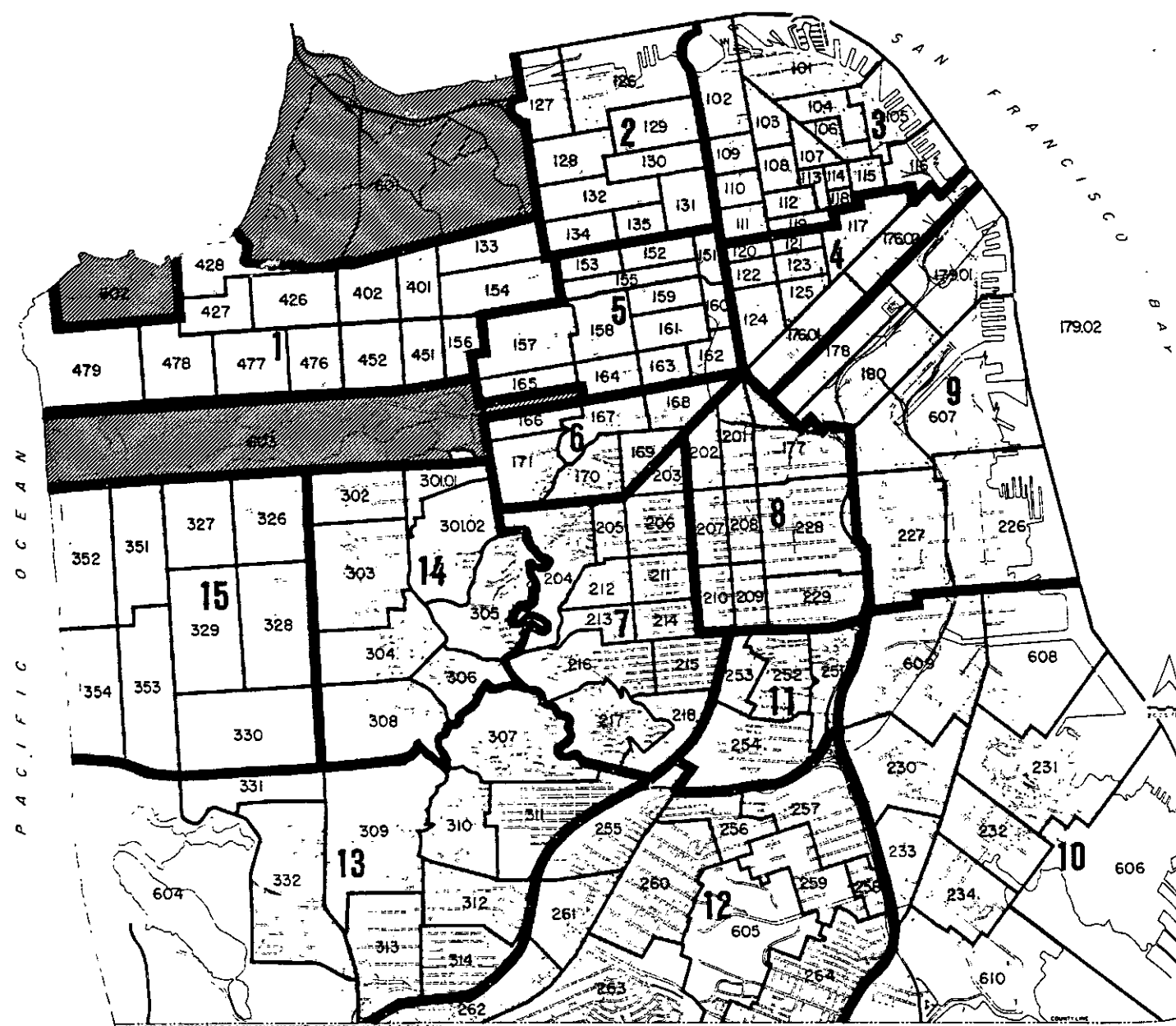


90 Barlett Street (50 units)
Mission District

DISTRICT HOUSING CHANGES - 1986

Chart 3





J. DISTRICT FINDINGS

District housing changes are reported by 15 city planning district as shown on Map 1 on page 20. The principal findings for the districts are illustrated by Chart 1 on page 19. This information is further detailed in data tables 12 through 18 in Part II of this report. Table 19a contains district net changes from 1975 through 1986.

The districts which experienced the most units completed in 1986 were the South of Market with 423 units; the Mission with 293 units; the Richmond with 147 units; the Northeast with 125 units; and the Downtown, 100 units. These five districts contained 1,088 units completed in 1986, or 72% of the citywide total.

The districts with the most units demolished were the Richmond and the Sunset. These two districts contained 122 (60%) of the 173 units demolished citywide. The Richmond gained 147 units from new construction and lost 77 units from demolition, for a net gain of 70 units. The Sunset gained 60 units from new construction and lost 45 units from demolition, for a net gain of 15 units. These districts were the most active in units demolished and replacement housing. (Data tables 12, 14, 17).

There was a net loss of single family housing in eight of the fifteen districts. The Richmond and the Sunset accounted for most of the single family units demolished. The Richmond had 54 single family units demolished and 16 units in 2 to 4 unit buildings. The Sunset had 30 single family units demolished and 7 units in buildings with 2 to 4 units. Citywide there was a net gain of 45 single family homes, with most the new units in the South Bayshore and South central districts. (Data table 13).

New residential construction in the Richmond was primarily in the 2 to 4 unit buildings (139 units) with most of the units as flata containing 3 or more bedrooms. Other districts such as the South of Market and Downtown gained mostly in studio and one bedroom units in large projects with 20 units or more. (Data tables 15 and 16).

Housing activity for the Richmond district has been compiled from 1980 to 1986 to demonstrate how the Housing Information Series reports can be used to compile annual housing changes for each district. District data can be further detailed by building types and unit sizes using the annual Housing Information Series reports. Table 3 on the following page shows that the Richmond district has had a high ranking in units demolished and in units constructed compared to other City districts.

PLANNING DISTRICTS

- | | | |
|---------------------|--------------------|--------------------|
| 1. RICHMOND | 6. BUENA VISTA | 11. BERNAL HEIGHTS |
| 2. MARINA | 7. CENTRAL | 12. SOUTH CENTRAL |
| 3. NORTHEAST | 8. MISSION | 13. INGLESIDE |
| 4. DOWNTOWN | 9. SOUTH OF MARKET | 14. INNER SUNSET |
| 5. WESTERN ADDITION | 10. SOUTH BAYSHORE | 15. OUTER SUNSET |

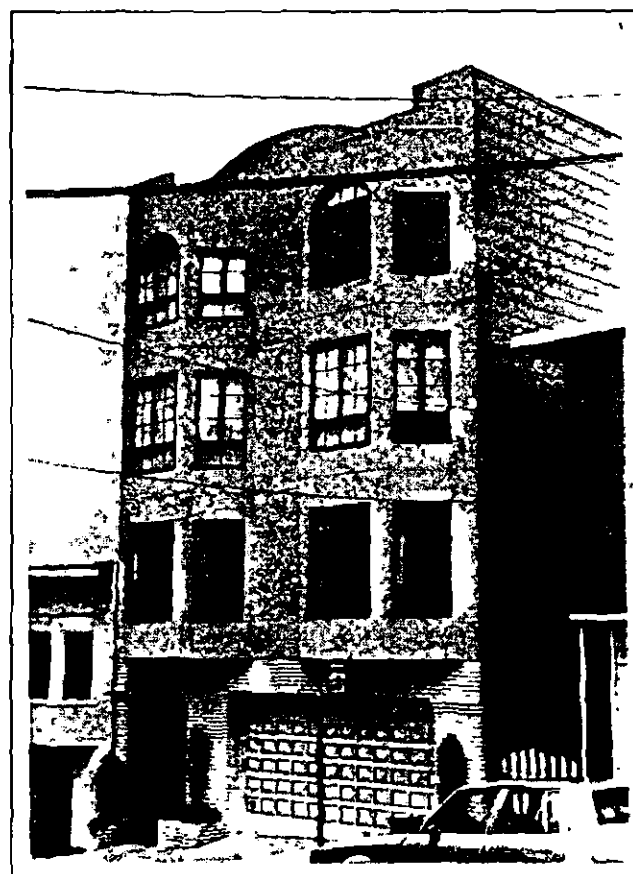
203 CENSUS TRACTS

SPECIAL AREAS

Table 3. The Richmond District Housing and Demolition Trends -1980-1986

	<u>Housing</u> <u>Units completed (Ranking)*</u>		<u>Housing</u> <u>Units Demolished (Ranking)</u>		<u>Net Gain in</u> <u>Housing units</u>
1986	147	(3)	70	(1)	77
1985	101	(3)	41	(1)	60
1984	156	(2)	19	(2)	137
1983	149	(4)	44	(2)	105
1982	61	(3)	17	(1)	44
1981	124	(2)	37	(4)	87
1980	223	(1)	33	(1)	190
TOTAL	961		261		700

*The districts are ranked in decending order from 1 to 15.



558 28th Avenue (4 units)
Richmond District

BAY AREA 9 COUNTY REGION



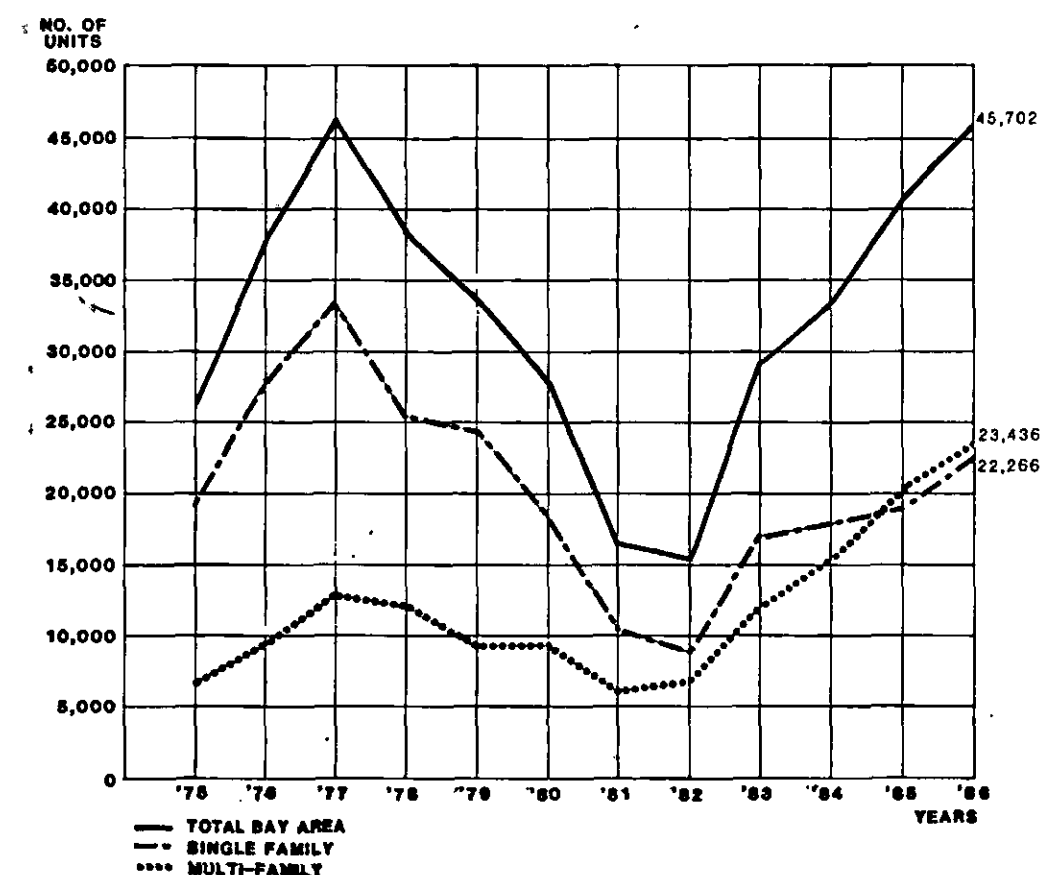
K. REGIONAL TRENDS

In 1986, 45,702 housing units were authorized for construction in the Bay Area 9 counties, an increase of 13% from 40,502 units in 1985.

Chart 4 below shows that after 1978 there was a four year decline in units authorized for construction in Bay Area totals followed by a four year increase from 1982 to 1986. In 1986, three times more units were authorized for construction than in 1982.

San Francisco followed a similar cycle to that of the Bay Area in units authorized for construction from 1978 and 1986, although San Francisco housing production cycles was less pronounced. In the upward cycle, from 1982 to 1986, Bay Area housing increased by 300% while San Francisco housing production increased only by 70% during this period, and in the downward cycle, from 1978 to 1982, Bay Area housing decreased by 300% while San Francisco housing production decreased only by 70%. Housing production in terms of units authorized for construction has been more stable in San Francisco than in the Bay Area region during this cycle.

CHART 4. Bay Area Housing Trends 1975-1986



Three of the 9 Bay Area counties accounted for 66% of the units authorized for construction in 1986. These were Contra Costa, 12,952 units; Alameda, 9,159 units; and Santa Clara, 8,217 units. These counties generally produce the most units annually, whereas Napa, Marin and San Francisco produce comparatively the least. The 9 Bay Area counties are ranked below:

Counties	Units Authorized - 1986	Percentage
1. Contra Costa	12,952	28%
2. Alameda	9,159	20%
3. Santa Clara	8,217	18%
4. Solano	4,693	10%
5. Sonoma	3,826	8%
6. San Mateo	3,445	8%
7. San Francisco	2,037	4%
8. Marin	773	2%
9. Napa	600	2%
TOTAL	45,702	

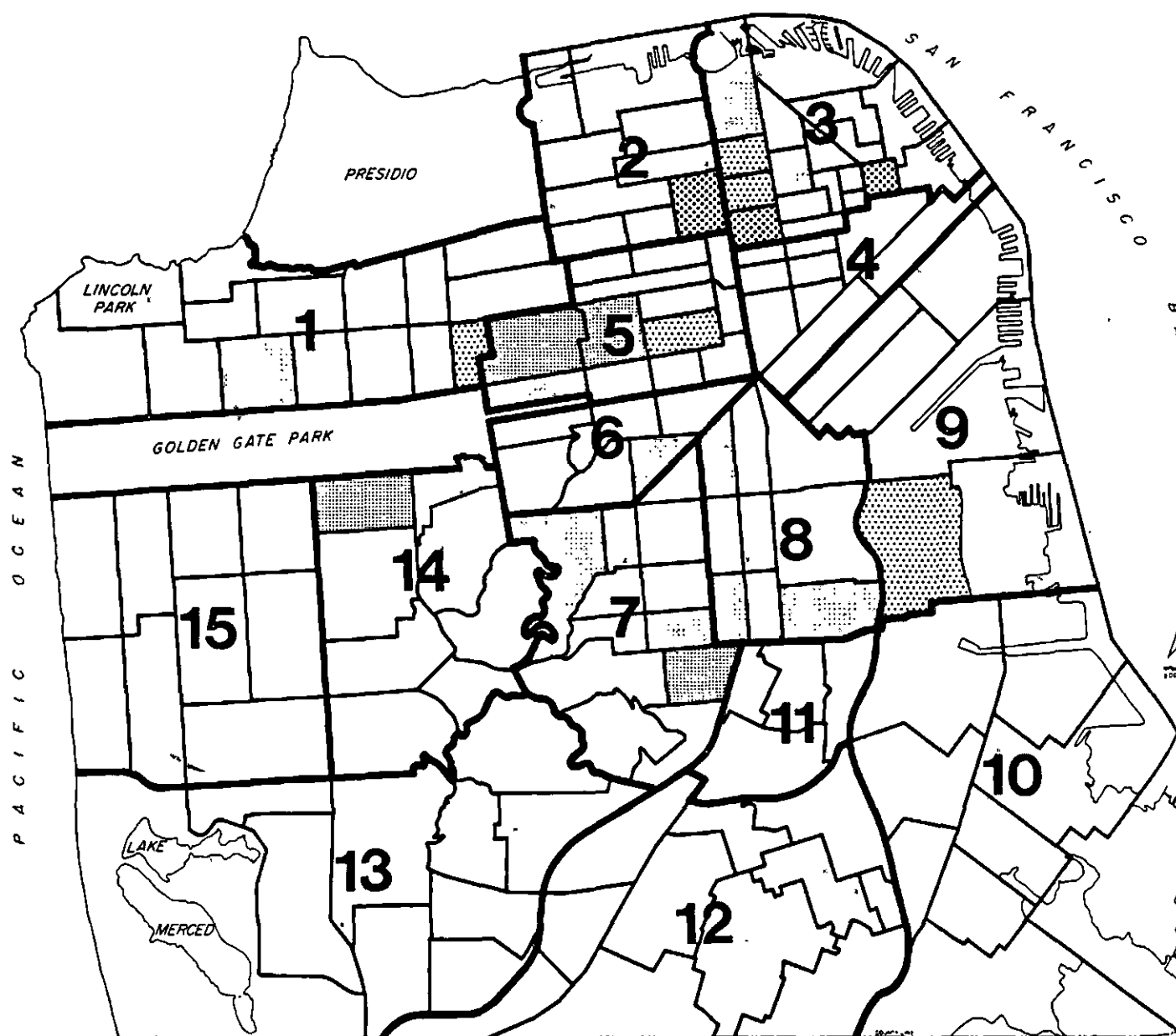
As in 1985, more multi-unit than single family housing units were authorized for construction in 1986. Chart 4 and the figures below show that there has been a gradual increase in the number of multi-unit project annually authorized for construction in the Bay Area. This reflects an increase in housing density in the Bay Area.

San Francisco accounted for 4% of the total Bay Area units authorized for construction in 1986. In multi-unit housing San Francisco accounted for 8% of the Bay Area multi-unit projects whereas in single family housing San Francisco accounted for approximately one half of one percent. This is because 93% of the units authorized for construction in San Francisco are in multi-unit projects.

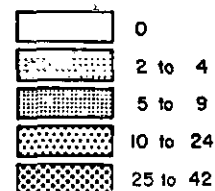
BAY AREA SINGLE AND MULTI-UNIT CONSTRUCTION

Year	Single Family	Multi-Family	Total	Single Family as Percent of total
1986	22,266	23,436	45,702	48%
1985	18,937	21,565	40,502	47%
1984	18,079	15,216	33,295	54%
1983	17,077	12,049	29,126	59%
1982	8,812	6,600	15,412	57%
1981	10,414	6,162	16,576	63%
1980	18,345	9,507	27,852	66%
1979	24,405	9,358	33,763	72%
TOTAL	138,335	103,893	242,228	

CONDOMINIUM COMPLETIONS · 1986



HOUSING UNITS



NUMBER OF CENSUS TRACTS

128
10
4
5
3

DIVISIONS

- 1 RICHMOND
- 2 MARINA
- 3 NORTHEAST
- 4 DOWNTOWN
- 5 WESTERN ADDITION
- 6 BUENA VISTA
- 7 CENTRAL
- 8 MISSION
- 9 SOUTH OF MARKET
- 10 SOUTH BAYSHORE
- 11 BERNAL HEIGHTS
- 12 SOUTH CENTRAL
- 13 INGLESIDE
- 14 INNER SUNSET
- 15 OUTER SUNSET

TABLE 1

Net Change in Housing Structures and Units, 1986

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	45	45
Two Units	75	150
Three Units	37	111
Four Units	6	24
5-9 Units	11	73
10-19 Units	2	27
20 or More	10	904
Total	186	1334

TABLE 2

San Francisco Housing Stock, December, 1986

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110761	34.4
Two Units	36033	11.2
3 to 4 Units	34966	10.8
5 to 9 Units	36694	11.4
10 or More	103930	32.2
Total	322384	100.0

TABLE 3

Housing Units Certified Complete, 1986
by Structure Type

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	172	52.1	172	11.4
Two Units	88	26.7	176	11.7
Three Units	40	12.1	120	8.0
Four Units	6	1.8	24	1.6
5-9 Units	11	3.3	73	4.8
10-19 Units	3	.9	38	2.5
20 or More	10	3.0	904	60.0
Total	330	100.0	1507	100.0

TABLE 4

Housing Units Certified Complete 1986
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	81	5.4
One Bedroom	307	20.4
Two Bedrooms	715	47.4
Three Bedrooms	303	20.1
Four or More	73	4.8
Not Known	21	1.4
Total	1507	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1986

	Number of Units	PerCent	Estimated \$ Costs	PerCent
Private Sector	624	41.4	57096443	66.8
Public Sector	883	58.6	28337601	33.2
Redevelopment Agcy	454	30.1	2547300	3.0
Housing Authority	0	0.0	0	0.0
Nonprofit Sponsor	234	15.5	13246000	15.5
MOHED	195	12.9	12544301	14.7
Citywide Total	1507	100.0	85434044	100.0

TABLE 6

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1986

County	Single Family	Multi Family	Total	Estimated \$Cost*	Const. Cost per unit	% Single Family per unit
1. Contra Costa	6186	6766	12,952	808639.0	62	47.7
2. Alameda	3925	5234	9,159	760676.0	83	42.8
3. Santa Clara	3244	4973	8217	657098.0	74	39.4
4. Solano	3123	1570	4693	353844.0	75	66.5
5. Sonoma	3356	470	3826	291023.0	76	87.7
6. San Mateo	1347	2098	3445	368697.0	107	39.1
7. San Francisco	139	1898	2037	287218.0	141	6.8
8. Marin	477	296	773	108282.0	140	61.7
9. Napa	469	131	600	68701.0	114	78.1
Total	22266	23436	45702	3704178.0	81	48.7

* Estimated costs in 1,000's \$

Source: 'Construction Reports' Real Estate Research Council of Northern
California and Security Pacific Bank

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1986

	1986	1984	1983	1982	1981	1980	1979	1978	1977	1975
Total Bay Area	45702	33295	29126	15412	16576	27852	33953	48284	46235	37663
Total Bay Area Minus San Francisco	43665	31982	27959	14197	15334	26650	32120	46239	44699	36041
Total San Francisco	2037	1313	1167	1215	1242	1202	1833	2045	1536	1622
Multi Family Bay Area minus San Francisco	21538	14312	11038	5535	5003	8495	7944	21278	11662	8219
Multi Family San Francisco	1898	904	1011	1065	1159	1012	1594	1818	1167	1310
Single Family Bay Area minus San Francisco	22127	17670	16921	8662	10331	18155	24176	24961	33037	27822
Single Family San Francisco	139	409	156	150	83	190	239	227	369	312

Source: Ibid 1975- 1986

TABLE 8

Housing Unit Demolitions 1986

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	127	88.2	127	73.4
Two Units	13	9.0	26	15.0
Three Units	3	2.1	9	5.2
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	1	.7	11	6.4
20 or More	0	0.0	0	0.0
Total	144	100.0	173	100.0

TABLE 9

Demolitions by Public Action by Structure Type , 1986

Structure Type	...Structures...	Units.....	
	Number	PerCent	Number	PerCent
Single Family	0	0.0	0	0.0
Two Units	0	0.0	0	0.0
Three Units	0	0.0	0	0.0
Four Units	0	0.0	0	0.0
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	0	0.0	0	0.0

TABLE 10

Share of Demolition Accounted for by Public Action, 1976 - 1986

Year	Total Units Demolished	Demolished as a Result of Public Action	Public Action as Percent of Total
1986	173	0	0.0
1985	105	0	0.0
1984	79	0	0.0
1983	233	0	0.0
1982	42	0	0.0
1981	288	112	38.9
1980	128	16	12.5
1979	114	9	7.9
1978	174	60	34.5
1977	136	17	12.5
1976	707	498	70.4
Total	2179	712	32.7

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	9	South of Market	419	31.4
2	8	Mission	289	21.7
3	3	Northeast	118	8.8
4	4	Downtown	98	7.3
5	1	Richmond	77	5.8
6	10	South Bayshore	75	5.6
7	5	Western Addition	61	4.6
8	7	Central	55	4.1
9	2	Marina	46	3.4
10	6	Buena Vista	24	1.8
11	11	Bernal Heights	23	1.7
12	12	South Central	20	1.5
13	13	Ingleside	14	1.0
14	15	Outer Sunset	14	1.0
15	14	Inner Sunset	1	.1
Total			1334	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1986

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	77	Richmond	123	Western Addition	27	Western Addition	27	South of Market	410
2	South Central	20	Central	27	Central	16	Central	11	Mission	264
3	Bernal Heights	9	Northeast	22	Inner Sunset	9	Richmond	0	Downtown	100
4	Ingleside	9	Mission	19	Northeast	8	Marina	0	Northeast	88
5	Buena Vista	6	Outer Sunset	19	Mission	8	Northeast	0	Marina	42
6	Central	1	Buena Vista	18	Ingleside	5	Downtown	0	Richmond	0
7	Northeast	0	Inner Sunset	16	Richmond	0	Buena Vista	0	Western Addition	0
8	Marina	-2	Bernal Heights	14	Marina	0	Mission	0	Buena Vista	0
9	Downtown	-2	South of Market	12	Downtown	0	South of Market	0	Central	0
10	Mission	-2	Western Addition	11	Buena Vista	0	South Bayshore	0	South Bayshore	0
11	South of Market	-3	Marina	6	South of Market	0	Bernal Heights	0	Bernal Heights	0
12	Western Addition	-4	Downtown	0	South Bayshore	0	South Central	0	South Central	0
13	Outer Sunset	-5	South Central	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	Inner Sunset	-13	Ingleside	0	South Central	0	Outer Sunset	0	Inner Sunset	0
15	Richmond	-46	South Bayshore	-2	Outer Sunset	0	Inner Sunset	-11	Outer Sunset	0
Total		45		285		73		27		904

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	9	South of Market	423	28.1
2	8	Mission	293	19.4
3	1	Richmond	147	9.8
4	3	Northeast	125	8.3
5	4	Downtown	100	6.6
6	10	South Bayshore	78	5.2
7	5	Western Addition	70	4.6
8	7	Central	66	4.4
9	2	Marina	52	3.5
10	14	Inner Sunset	31	2.1
11	15	Outer Sunset	29	1.9
12	12	South Central	27	1.8
13	6	Buena Vista	25	1.7
14	11	Bernal Heights	23	1.5
15	13	Ingleside	18	1.2
Total			1507	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1986

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	78	Richmond	139	Western Addition	27	Western Addition	27	South of Market	410
2	South Central	27	Central	29	Central	16	Central	11	Mission	264
3	Ingleside	11	Northeast	26	Inner Sunset	9	Richmond	0	Downtown	100
4	Central	10	Outer Sunset	21	Northeast	8	Marina	0	Northeast	88
5	Bernal Heights	9	Mission	19	Mission	8	Northeast	0	Marina	42
6	Richmond	8	Buena Vista	18	Ingleside	5	Downtown	0	Richmond	0
7	Outer Sunset	8	Inner Sunset	18	Richmond	0	Buena Vista	0	Western Addition	0
8	Buena Vista	7	Western Addition	14	Marina	0	Mission	0	Buena Vista	0
9	Inner Sunset	4	Bernal Heights	14	Downtown	0	South of Market	0	Central	0
10	Northeast	3	South of Market	12	Buena Vista	0	South Bayshore	0	South Bayshore	0
11	Marina	2	Marina	8	South of Market	0	Bernal Heights	0	Bernal Heights	0
12	Western Addition	2	Ingleside	2	South Bayshore	0	South Central	0	South Central	0
13	Mission	2	Downtown	0	Bernal Heights	0	Ingleside	0	Ingleside	0
14	South of Market	1	South Bayshore	0	South Central	0	Inner Sunset	0	Inner Sunset	0
15	Downtown	0	South Central	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		172		320		73		38		904

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1986

Rank	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	40	South of Market	124	South of Market	250	Richmond	73	Richmond	28
2	Downtown	25	Downtown	75	Mission	213	South Bayshore	47	South Central	17
3	Northeast	8	Northeast	43	Northeast	51	Mission	46	Central	5
4	Mission	8	Mission	19	Richmond	41	Central	25	Ingleside	5
5	Richmond	0	Marina	14	Marina	31	Northeast	23	Outer Sunset	5
6	Marina	0	Western Addition	13	Western Addition	28	Outer Sunset	21	Western Addition	4
7	Western Addition	0	Richmond	6	Central	28	Inner Sunset	15	Inner Sunset	4
8	Buena Vista	0	Buena Vista	6	South Bayshore	28	Bernal Heights	13	South Bayshore	3
9	Central	0	Central	5	Buena Vista	12	South of Market	8	Northeast	1
10	South Bayshore	0	Bernal Heights	1	Inner Sunset	12	South Central	8	Bernal Heights	1
11	Bernal Heights	0	Outer Sunset	1	Ingleside	10	Marina	7	Marina	0
12	South Central	0	South Bayshore	0	Bernal Heights	8	Western Addition	7	Downtown	0
13	Ingleside	0	South Central	0	Outer Sunset	2	Buena Vista	7	Buena Vista	0
14	Inner Sunset	0	Ingleside	0	South Central	1	Ingleside	3	Mission	0
15	Outer Sunset	0	Inner Sunset	0	Downtown	0	Downtown	0	South of Market	0
		81		307		715		303		73

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	1	Richmond	70	40.5
2	14	Inner Sunset	30	17.3
3	15	Outer Sunset	15	8.7
4	7	Central	11	6.4
5	5	Western Addition	9	5.2
6	3	Northeast	7	4.0
7	12	South Central	7	4.0
8	2	Marina	6	3.5
9	8	Mission	4	2.3
10	9	South of Market	4	2.3
11	13	Ingleside	4	2.3
12	10	South Bayshore	3	1.7
13	4	Downtown	2	1.2
14	6	Buena Vista	1	.6
15	11	Bernal Heights	0	0.0
Total			173	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1986

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	54	Richmond	16	Richmond	0	Inner Sunset	11	Richmond	0
2	Inner Sunset	17	Northeast	4	Marina	0	Richmond	0	Marina	0
3	Outer Sunset	13	Western Addition	3	Northeast	0	Marina	0	Northeast	0
4	Central	9	Marina	2	Downtown	0	Northeast	0	Downtown	0
5	South Central	7	Central	2	Western Addition	0	Downtown	0	Western Addition	0
6	Western Addition	6	South Bayshore	2	Buena Vista	0	Western Addition	0	Buena Vista	0
7	Marina	4	Ingleside	2	Central	0	Buena Vista	0	Central	0
8	Mission	4	Inner Sunset	2	Mission	0	Central	0	Mission	0
9	South of Market	4	Outer Sunset	2	South of Market	0	Mission	0	South of Market	0
10	Northeast	3	Downtown	0	South Bayshore	0	South of Market	0	South Bayshore	0
11	Downtown	2	Buena Vista	0	Bernal Heights	0	South Bayshore	0	Bernal Heights	0
12	Ingleside	2	Mission	0	South Central	0	Bernal Heights	0	South Central	0
13	Buena Vista	1	South of Market	0	Ingleside	0	South Central	0	Ingleside	0
14	South Bayshore	1	Bernal Heights	0	Inner Sunset	0	Ingleside	0	Inner Sunset	0
15	Bernal Heights	0	South Central	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		127		35		0		11		0

TABLE 19
Planning District Trends, 1980 1986

Planning District	Completions		Demolitions		Net Change
	Number	%	Number	%	
1 Richmond	994	13.0	258	25.1	736
2 Marina	218	2.9	76	7.4	142
3 Northeast	1097	14.3	81	7.9	1016
4 Downtown	261	3.4	126	12.3	135
5 Western Addition	1401	18.3	142	13.8	1259
6 Buena Vista	291	3.8	4	.4	287
7 Central	392	5.1	36	3.5	356
8 Mission	670	8.8	38	3.7	632
9 South of Market	706	9.2	69	6.7	637
10 South Bayshore	604	7.9	22	2.1	582
11 Bernal Heights	116	1.5	8	.8	108
12 South Central	281	3.7	70	6.8	211
13 Ingleside	283	3.7	16	1.6	267
14 Inner Sunset	204	2.7	51	5.0	153
15 Outer Sunset	128	1.7	30	2.9	98
Total	7646	100.0	1027	100.0	6619

Table 19A

Annual Net Change for Planning Districts 1976- 1986											
Planning District	Annual Net Change										
	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976
Richmond	77	90	137	105	44	87	190	53	92	147	67
Marina	46	61	5	21	-5	9	4	13	35	176	-1
Northeast	118	112	111	22	276	274	103	66	217	403	195
Downtown	98	100	0	-57	0	-60	54	-6	0	33	0
Western Addition	61	459	240	465	11	-55	78	285	197	136	32
Buena Vista	24	149	11	30	4	35	31	11	3	21	9
Central	55	48	34	15	69	40	93	201	58	104	98
Mission	289	41	-2	151	31	18	103	59	44	37	26
South of Market	419	97	61	-5	16	31	-14	271	35	2	-29
South Bayshore	75	91	42	317	26	16	14	34	235	131	-14
Bernal Heights	23	4	6	9	17	26	23	22	33	29	41
South Central	20	16	24	25	18	18	88	135	95	157	64
Ingleside	14	146	0	15	13	37	41	84	51	63	51
Inner Sunset	1	24	8	51	22	4	42	159	80	21	187
Outer Sunset	14	25	34	3	5	12	2	15	26	20	47
Total	1334	1463	711	1167	547	492	852	1402	1201	1480	773

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1986			
Year	Completions	Demolition	Net Change
1986	1507	173	1334
1985	1568	105	1463
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-86 Cumulative Count	24411	6467	18061

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1986

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	3	Northeast	104	42.6
2	5	Western Addition	51	20.9
3	2	Marina	42	17.2
4	7	Central	12	4.9
5	9	South of Market	10	4.1
6	8	Mission	9	3.7
7	14	Inner Sunset	9	3.7
8	1	Richmond	4	1.6
9	6	Buena Vista	3	1.2
10	4	Downtown	0	0.0
11	10	South Bayshore	0	0.0
12	11	Bernal Heights	0	0.0
13	12	South Central	0	0.0
14	13	Ingleside	0	0.0
15	15	Outer Sunset	0	0.0
Total			244	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1986

Rank	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	0	Northeast	16	Western Addition	14	Western Addition	27	Northeast	88
2	Marina	0	Western Addition	10	Inner Sunset	9	Richmond	0	Marina	42
3	Northeast	0	South of Market	10	Central	5	Marina	0	Richmond	0
4	Downtown	0	Mission	9	Richmond	0	Northeast	0	Downtown	0
5	Western Addition	0	Central	7	Marina	0	Downtown	0	Western Addition	0
6	Buena Vista	0	Richmond	4	Northeast	0	Buena Vista	0	Buena Vista	0
7	Central	0	Buena Vista	3	Downtown	0	Central	0	Central	0
8	Mission	0	Marina	0	Buena Vista	0	Mission	0	Mission	0
9	South of Market	0	Downtown	0	Mission	0	South of Market	0	South of Market	0
10	South Bayshore	0	South Bayshore	0	South of Market	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	Bernal Heights	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	South Central	0	Bernal Heights	0	South Central	0	South Central	0
13	Ingleside	0	Ingleside	0	South Central	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Inner Sunset	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		0		59		28		27		130

APPENDIX TABLE A
Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1986
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
104	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
108	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
109	2	2	0	0	2	6	0	0	0	0	0	0	0	0	4	8
110	0	0	0	0	0	0	0	0	0	0	0	0	1	24	1	24
111	-2	-2	0	0	0	0	0	0	1	8	0	0	1	31	0	37
115	0	0	0	0	0	0	0	0	0	0	0	0	1	33	1	33
123	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
125	0	0	0	0	0	0	0	0	0	0	0	0	1	100	1	100
126	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
127	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
128	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
130	-2	-2	-1	-2	1	3	0	0	0	0	0	0	0	0	-2	-1
131	0	0	0	0	0	0	0	0	0	0	0	0	1	42	1	42
132	-2	-2	1	2	0	0	0	0	0	0	0	0	0	0	-1	0
133	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
134	-4	-4	1	2	0	0	0	0	0	0	0	0	0	0	-3	-2
135	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
136	0	0	0	0	-1	-3	0	0	0	0	1	12	0	0	0	9
137	-3	-3	3	6	1	3	0	0	0	0	0	0	0	0	1	6
138	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
139	0	0	0	0	0	0	0	0	1	8	1	15	0	0	2	23
140	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
141	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
142	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
143	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
144	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
145	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
146	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
147	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
148	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
149	0	0	0	0	0	0	0	0	0	0	0	0	1	410	1	410
150	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
151	-1	-1	0	0	1	3	0	0	1	8	0	0	0	0	1	10
152	1	1	3	6	0	0	0	0	0	0	1	11	0	0	5	18
153	0	0	2	4	0	0	0	0	1	5	0	0	0	0	3	9
154	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
155	0	0	0	0	0	0	0	0	0	0	0	0	1	50	1	50
156	0	0	2	4	0	0	1	4	0	0	0	0	0	0	3	8
157	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
158	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
159	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1986
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
215	-3	-3	0	0	1	3	0	0	1	5	0	0	0	0	-1	
216	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
217	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
218	-4	-4	4	8	0	0	0	0	1	6	0	0	0	0	1	
226	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
227	-2	-2	6	12	0	0	0	0	0	0	0	0	0	0	4	
228	1	1	0	0	1	3	0	0	0	0	0	0	1	63	3	
229	0	0	1	2	1	3	0	0	0	0	0	0	1	130	3	
230	64	64	0	0	0	0	0	0	0	0	0	0	0	0	64	
231	10	10	-1	-2	0	0	0	0	0	0	0	0	0	0	9	
232	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
251	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	
252	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	
253	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	
254	2	2	4	8	0	0	0	0	0	0	0	0	0	0	6	
255	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
257	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
259	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	
260	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
261	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
262	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
264	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	
302	-3	-3	2	4	0	0	0	0	1	9	0	0	0	0	0	
303	-11	-11	4	8	0	0	0	0	0	0	-1	-11	0	0	-8	
304	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	
305	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	
308	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
309	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
311	3	3	0	0	0	0	0	0	1	5	0	0	0	0	4	
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
313	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
326	-7	-7	2	4	1	3	0	0	0	0	0	0	0	0	-4	
327	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
331	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
332	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
351	-2	-2	2	4	0	0	0	0	0	0	0	0	0	0	0	
352	-1	-1	1	2	2	6	0	0	0	0	0	0	0	0	2	
353	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
354	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
401	-4	-4	0	0	0	0	0	0	0	0	0	0	0	0	-4	
402	0	0	2	4	3	9	0	0	0	0	0	0	0	0	5	
426	-10	-10	1	2	3	9	1	4	0	0	0	0	0	0	-5	
427	-10	-10	1	2	4	12	0	0	0	0	0	0	0	0	-5	

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1986
Page 3

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str. Units		Str. Units		Str. Units		Str. Units		Str. Units		Str. Units		Str. Units		Str. Units	
451	0	0	3	6	0	0	1	4	0	0	0	0	0	0	4	10
452	-3	-3	1	2	5	15	0	0	0	0	0	0	0	0	3	14
476	-2	-2	4	8	1	3	0	0	0	0	0	0	0	0	3	9
477	-7	-7	5	10	0	0	1	4	0	0	0	0	0	0	-1	7
478	-6	-6	8	16	1	3	0	0	0	0	0	0	0	0	3	13
479	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
485	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
486	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
TOTALS	45	45	75	150	37	111	6	24	11	73	2	27	10	904	186	1334